

1     Joel E. Tasca  
2     Nevada Bar No. 14124  
3     Russell J. Burke  
4     Nevada Bar No. 12710  
5     BALLARD SPAHR LLP  
6     1980 Festival Plaza Drive, Suite 900  
7     Las Vegas, Nevada 89135  
8     Telephone: (702) 471-7000  
9     Facsimile: (702) 471-7070  
10    tasca@ballardspahr.com  
11    burker@ballardspahr.com

*Attorneys for JPMorgan Chase Bank, N.A.*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

## JPMORGAN CHASE BANK, N.A.

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company; MOUNTAIN'S EDGE MASTER ASSOCIATION, a Nevada non-profit corporation; and DIAMOND CREEK HOMEOWNERS' ASSOCIATION, a Nevada non-profit corporation.

## Defendants.

SFR INVESTMENTS POOL 1, LLC., a Nevada limited liability company,

## Counter-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.

## Counter-Defendant

SFR INVESTMENTS POOL 1, LLC., a Nevada limited liability company,

### Cross-Claimant.

vs.

SIU MING PANG, an individual,

## Cross-Defendant

Case No. 2:16-cv-02779-JCM-GWF

STIPULATION AND ORDER TO 1)  
DISMISS CLAIMS BETWEEN  
JPMORGAN CHASE, N.A., DIAMOND  
CREEK HOMEOWNERS'  
ASSOCIATION, AND SFR  
INVESTMENTS POOL 1, LLC WITH  
PREJUDICE; AND 2) LIFT STAY  
ENTERED MARCH 22, 2018

1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-  
3 Claimant SFR Investments Pool 1, LLC (“SFR”) and Defendant Diamond Creek  
4 Homeowners’ Association (“Diamond Creek”) (collectively, the “Parties”), through  
5 their respective attorneys, stipulate as follows:

6 1. This action concerns title to real property commonly known as 9491  
7 Bighorn Point Court, Las Vegas, Nevada 89178 (the “Property”) following a  
8 homeowner’s association foreclosure sale conducted on December 5, 2012, with  
9 respect to the Property.

10 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
11 of Trust recorded against the Property in the Official Records of Clark County,  
12 Nevada as Instrument Number 20080229-0001667 (the “Deed of Trust”), and in  
13 particular, whether the Deed of Trust continues to encumber the Property.

14 3. The Parties to this Stipulation have settled and agreed to release their  
15 respective claims, and further agreed that the claims between them, including the  
16 Complaint and Counterclaim, shall be DISMISSED with prejudice;

17 4. This Stipulation in no way affects SFR’s cross-claim against Siu Ming  
18 Pang (the “former unit owner”);

19 5. The Parties further stipulate and agree that the \$500 in security costs  
20 posted by the Trustee on February 7, 2017 pursuant to this Court’s Order [ECF No.  
21 12] shall be discharged and released to the Ballard Spahr LLP Trust Account;

22 6. The Parties further stipulate and agree that the two Lis Pendens  
23 recorded against the Property in the Official Records of Clark County, Nevada, as  
24 Instruments Number 20131206-0000050 and 20170223-0003750 be, and the same  
25 hereby are, EXPUNGED;

26 7. The Parties further stipulate and agree that a copy of this Stipulation  
27 and Order may be recorded with the Clark County Recorder;

28 ///

1       8. The Parties further agree to lift the stay entered March 22, 2018 (ECF  
2 No. 55);

3       9. This case shall remain open until such time as SFR resolves its  
4 pending cross-claim against the former unit owner; and

5       10. Each party in this case number 2:16-cv-02779-JCM-GWF shall bear its  
6 own attorneys' fees and costs.

7       Dated: October 9, 2018

8       BALLARD SPAHR LLP

9       KIM GILBERT EBRON

10      By: /s/ Russell J. Burke

11        Joel E. Tasca  
12        Nevada Bar No. 14124  
13        Russell J. Burke  
14        Nevada Bar No. 12710  
15        1980 Festival Plaza Drive, Suite 900  
16        Las Vegas, Nevada 89135

17      By: /s/ Jacqueline A. Gilbert

18        Diana S. Ebron  
19        Nevada Bar No. 10580  
20        Jacqueline A. Gilbert  
21        Nevada Bar No. 10593  
22        Karen Hanks  
23        Nevada Bar No. 9578  
24        7625 Dean Martin Dr., Suite 110  
25        Las Vegas, Nevada 89014

26      *Attorneys for JPMorgan Chase Bank, N.A.*

27      *Attorneys for SFR Investments Pool  
28       1, LLC*

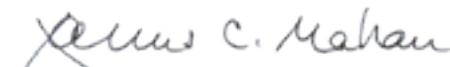
29      HALL, JAFFE & CLAYTON, LLP

30      By: /s/ Ashlie L. Surur

31        Ashlie L. Surur  
32        Nevada Bar No. 11290  
33        7425 Peak Drive  
34        Las Vegas, NV 89128

35      *Attorney for Diamond Creek Homeowners'  
36       Association*

37      IT IS SO ORDERED:

38      

39      UNITED STATES DISTRICT JUDGE

40      DATED: October 11, 2018